

LINDA LINGLE
GOVERNOR



BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 1 TO PREMISES LEASE NO. DOT-A-09-0059
AVIS RENT A CAR SYSTEM, LLC, HILO INTERNATIONAL AIRPORT HAWAII

PURPOSE:

To amend the existing Rent A Car Premises Lease at Hilo International Airport under Article III Premises of the Concession Agreement, the specific area assigned or provided for the concession may be changed at the discretion of the Director of Transportation.

APPLICANT:

Avis Rent A Car System, LLC whose business address is 6 Sylvan Way, Parsippany,
New Jersey 07054

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Hilo International Airport, Tax Map Key: 3rd Division 7-3-43: 1

ZONING:

State Land Use District: Urban
County of Hawaii: Airport

LAND STATUS:

Section 5(b) lands of the Hawaii Admissions Act: Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes ___ No X

ITEM M-6

PREMISES:

Hilo International Airport:

Existing premises at commencement of the Premises Lease:

Land Space No. 009-107 containing a total land area of 29,491 square feet as shown on the attached Exhibit B-1, dated January 2008.

Counter Area (Booth), Space No. 309-103 containing approximately 86 square feet as shown on the attached Exhibit B-2, dated January 2008.

Additional baseyard space:

Space No. 009-106, containing a total land area of 19,084 square feet shown on the attached Exhibit B-3, dated May 2010.

TERM:

The Rent A Car Premises Lease No. DOT-A-09-0059 began July 1, 2009 and continues through May 31, 2019.

IMPROVEMENT:

Applicant will construct, install, and cover all costs for improvements to Space No. 009-106.

ANNUAL FEE:

Ground Rent. In accordance to Article V.1. (Rentals and Fees) The Concessionaire shall pay a ground rent for the Land (Lot Space No. 009-106) in the amount of TWENTY-TWO THOUSAND ONE HUNDRED THIRTY-SEVEN AND 44/100 DOLLARS (\$22,137.44) per annum based upon the rate of ONE AND 16/100 DOLLARS (\$1.16) per square foot per annum.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8 (a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements because the proposed action falls within Exemption Class #3, Comprehensive Exemption List for the State of Hawaii, Department of Transportation, amended November 15, 2000, as reviewed and concurred

in Docket 92-EX-01, by the Environmental Council. Exemption Class #3 covers the construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration and modification of same.

REMARKS:

The Department of Transportation (DOT) and the Applicant entered into Premises Lease No. DOT-A-09-0059, dated July 1, 2009, for the Rent A Car Concession at Hilo International Airport. The applicant finds that the additional land will allow the applicant to better serve the traveling public.

RECOMMENDATION:

The Board authorizes 1) the Department of Transportation to amend the existing Premises Lease (DOT-A-09-0059) subject to: 1) terms and conditions herein outlined, which are by reference incorporated herein; 2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State; and 3) review and approval by the Department of the Attorney General.

Respectfully submitted,

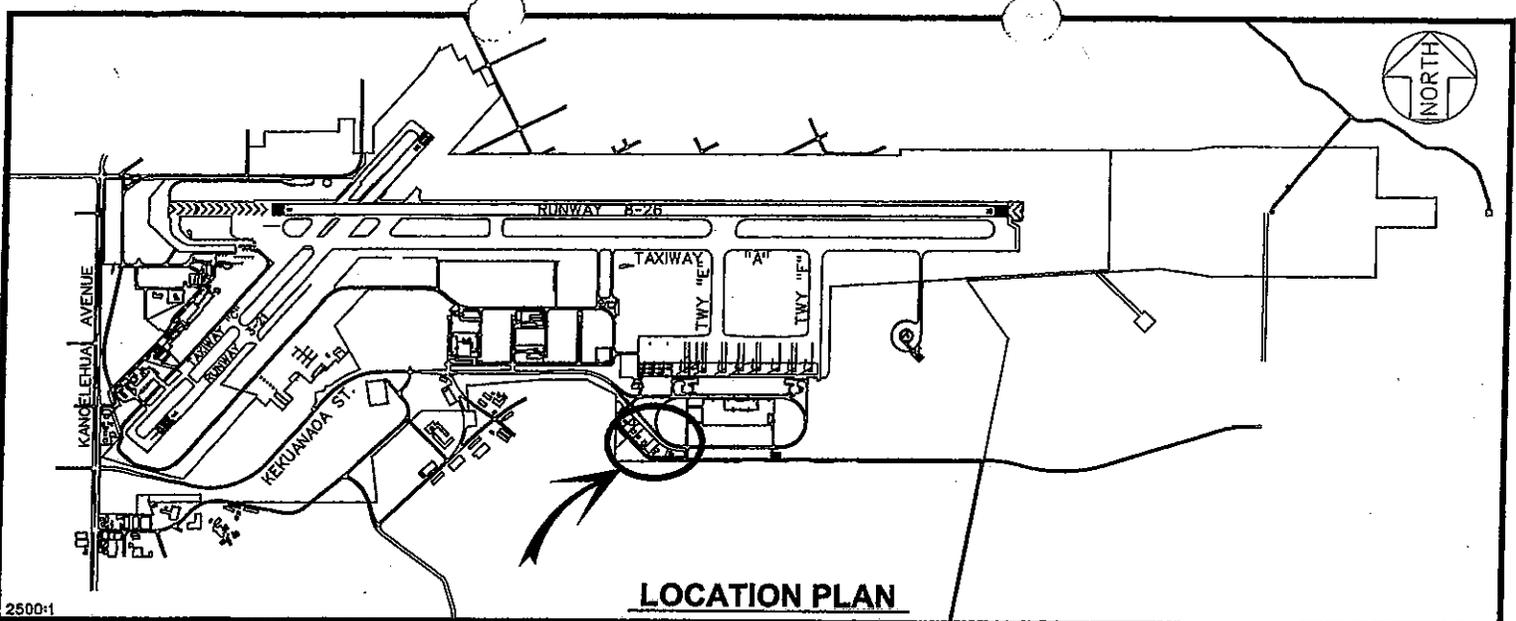


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

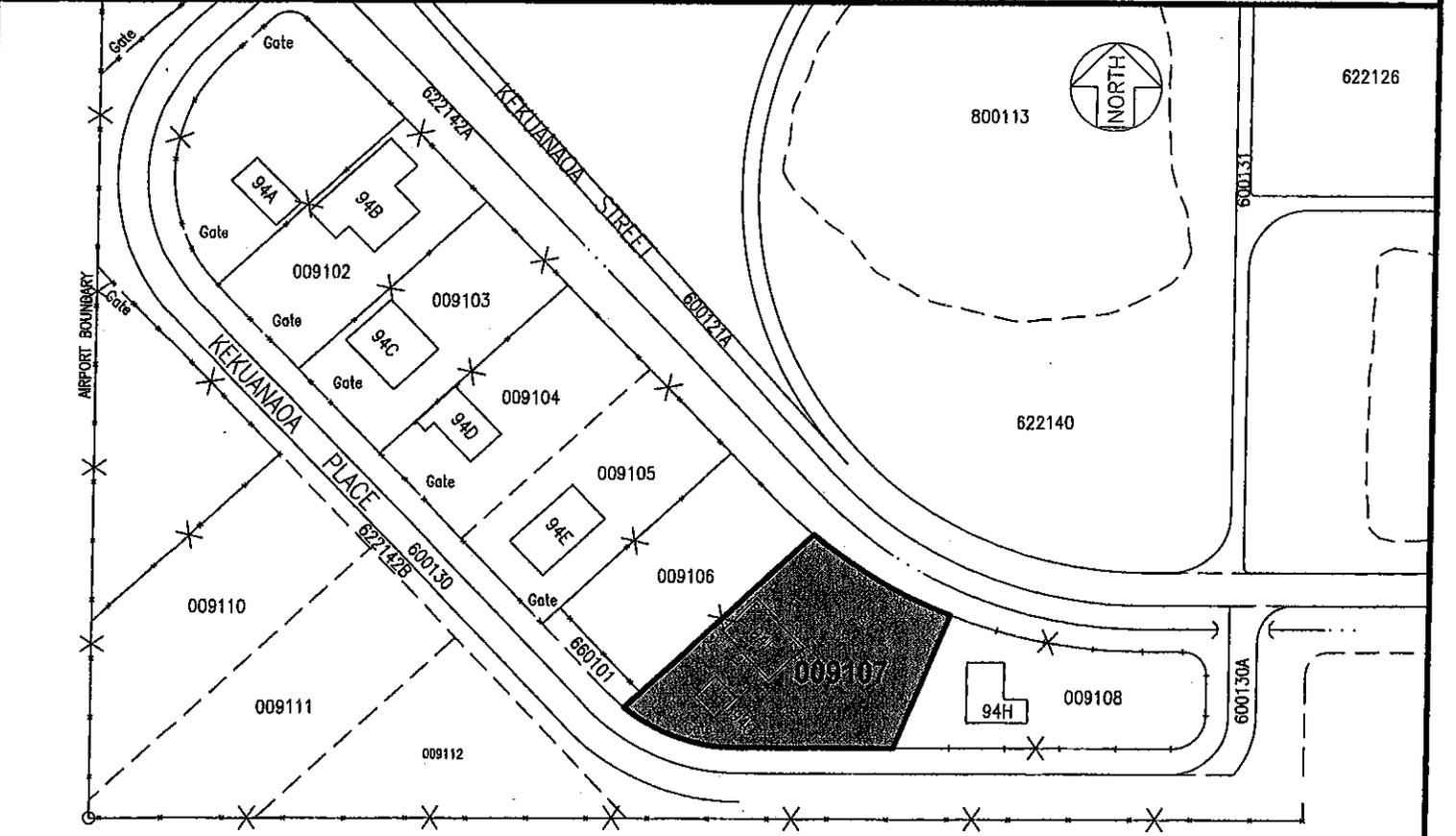
APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



2500:1



SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 107	29,491

DATE : JANUARY 2008

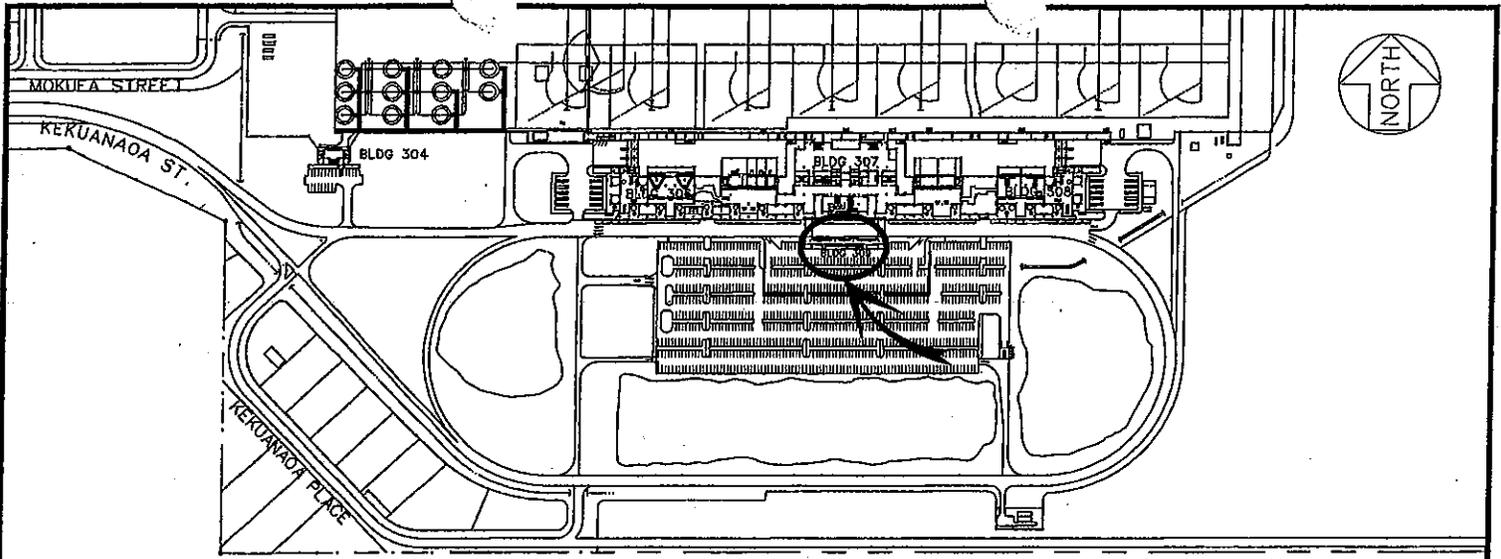
EXHIBIT: **B-1**



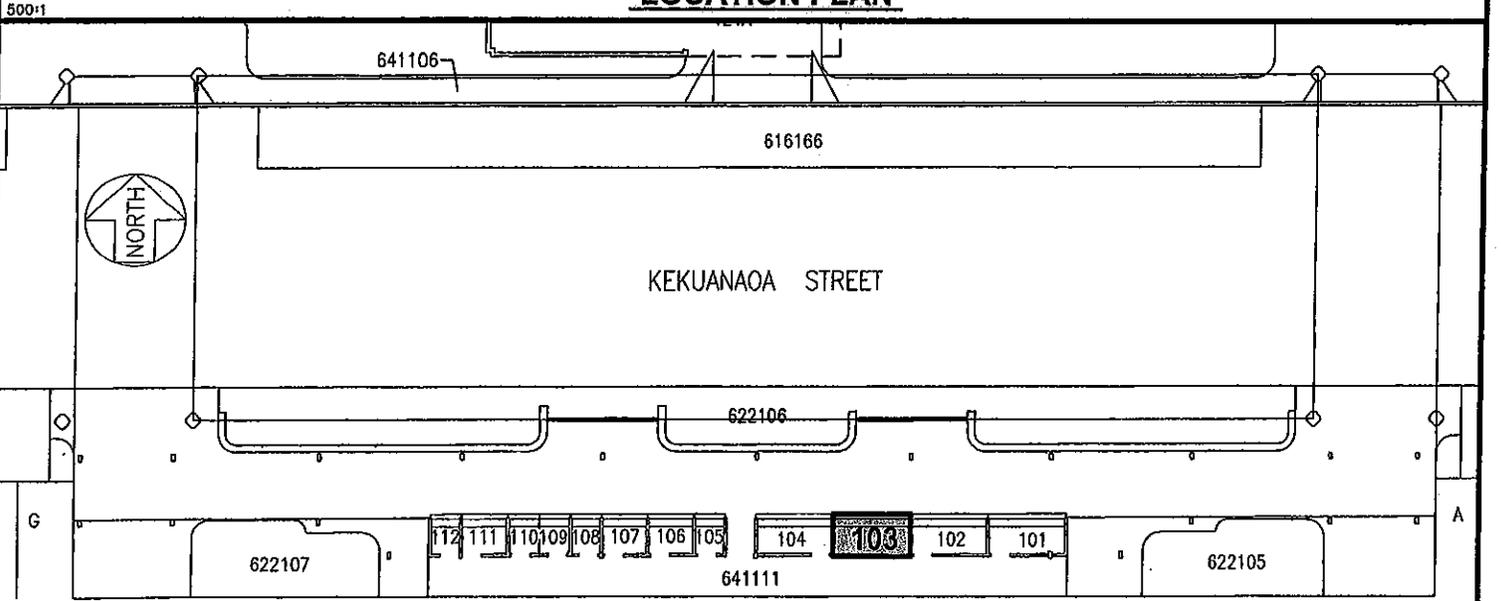
AVIS RENT A CAR SYSTEM LLC

009107

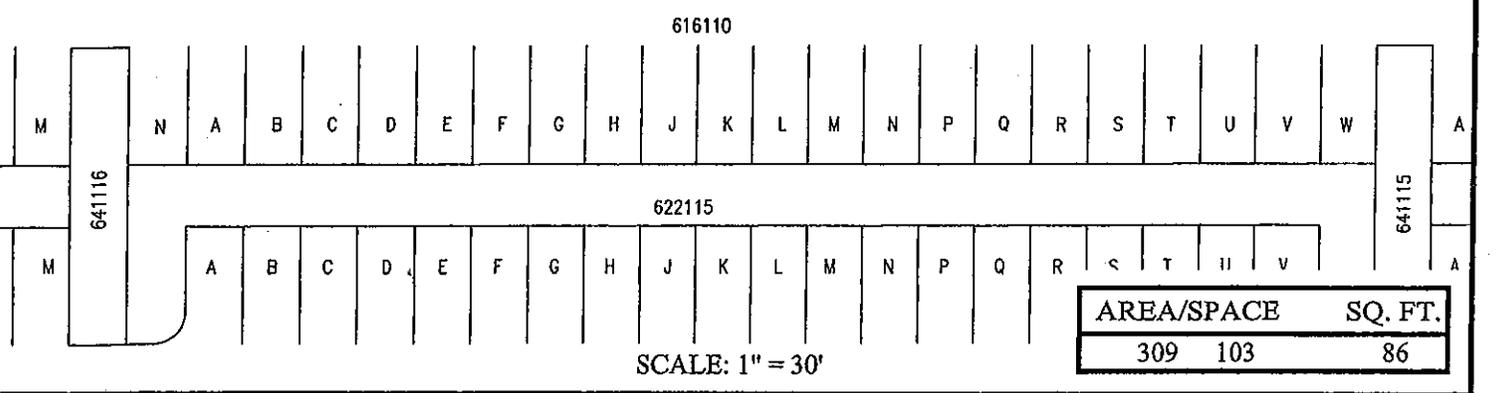
PLAT 42



LOCATION PLAN



**BLDG 309
GROUND TRANSPORTATION**



SCALE: 1" = 30'

DATE : JANUARY 2008

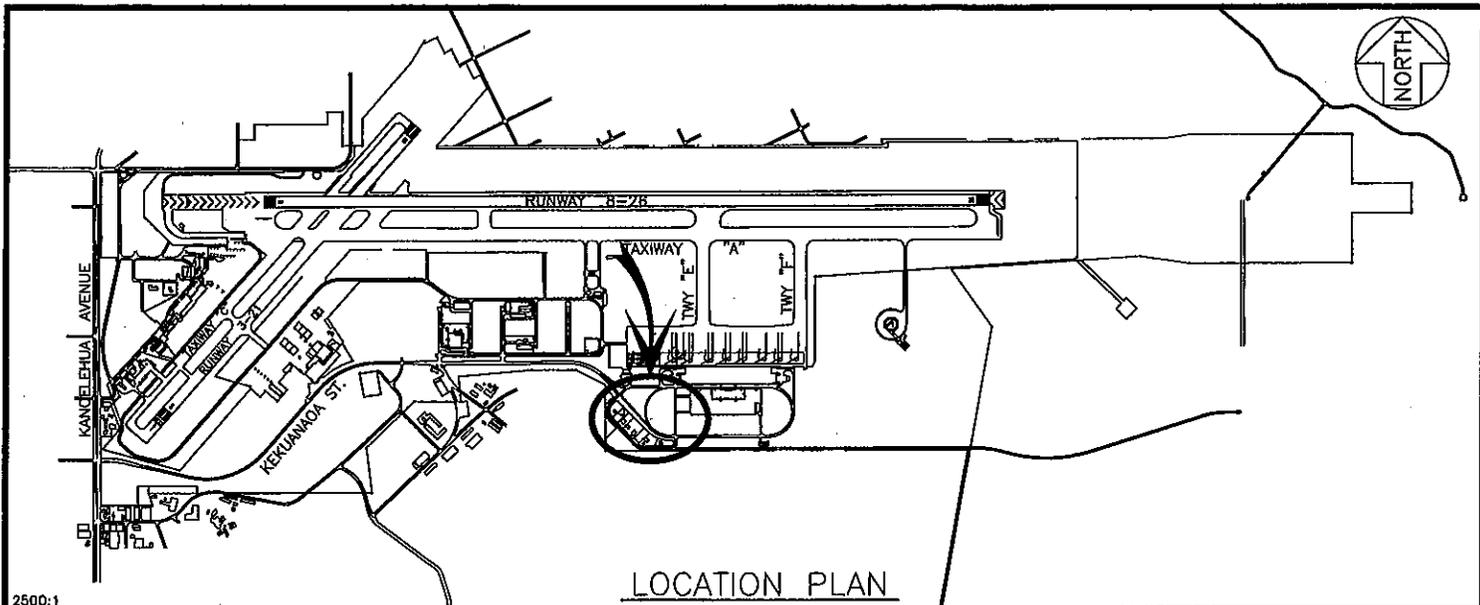
EXHIBIT: **B-2**



AVIS RENT A CAR
SYSTEM LLC

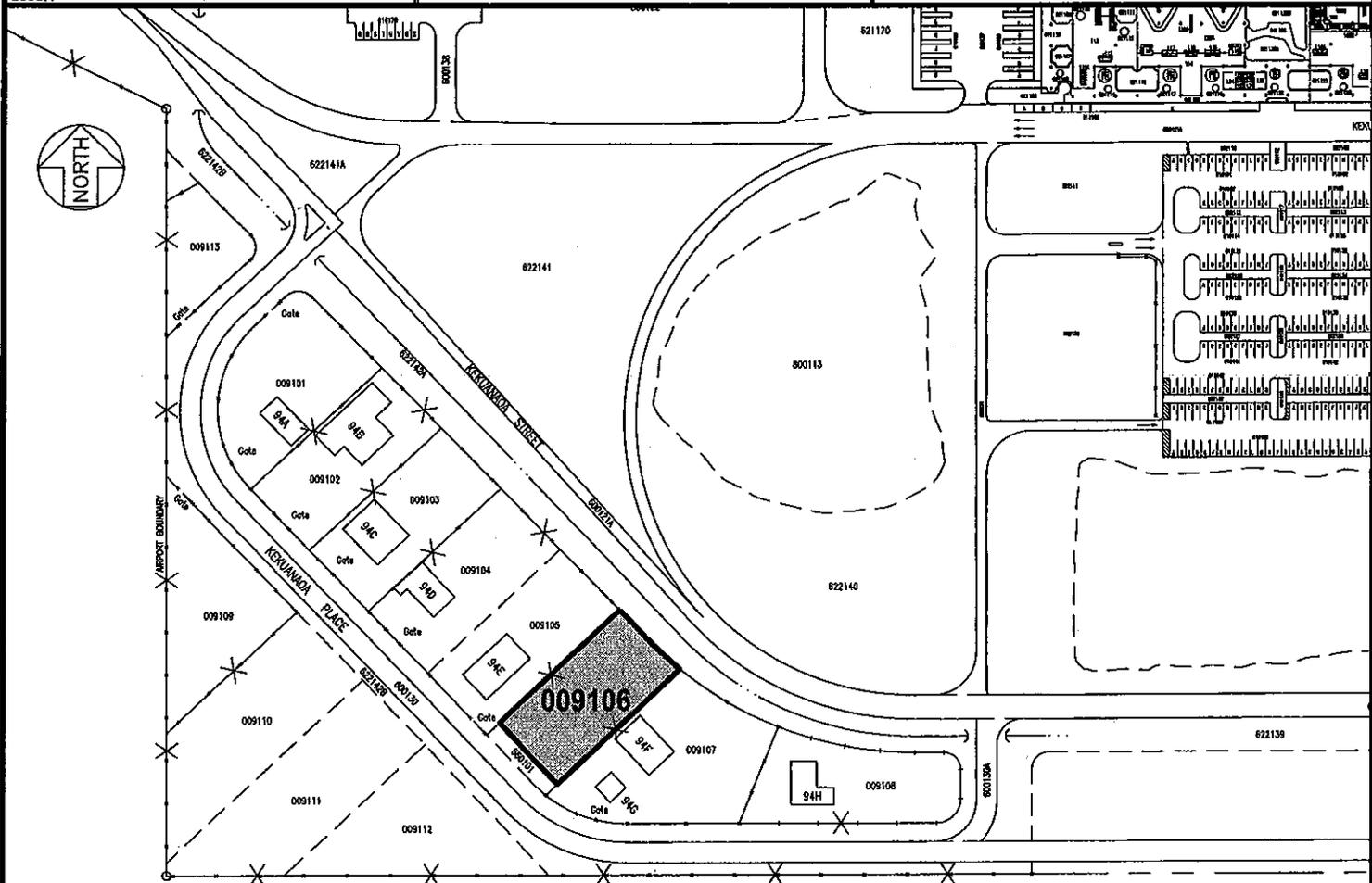
309103

PLATS C1, 42



2500:1

LOCATION PLAN



SCALE: 1" = 200'

AREA/SPACE	SQ. FT.
009 106	19,084

DOTA-09-0059

DATE : MAY 2010

EXHIBIT: **B-3**



AVIS RENT A CAR SYSTEM

LOT

009106
PLAT 42

HILO INTERNATIONAL AIRPORT